

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
JUNE 5, 2013**

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lloyd Kaufman, Commissioners Matthew Hopkins, Danny Winborne, and Joseph Coratola (Alternate), Planning Director Lauren Pruss, Community Planning Director Trudy Schwarz, Planner Greg Mann, and Recording Secretary Myriam Gonzalez. Chair Bauer noted Alternate Commissioner Coratola would be participating this evening, since not all Commissioners are present. Absent: Commissioner Geri Lanier.

I. APPROVAL OF MINUTES

April 13, 2013, Planning Commission Training Session

Commissioner Hopkins moved, seconded by Commissioner Winborne, to APPROVE the Minutes of the April 13, 2013, Planning Commission Training Session, as submitted.

Vote: 4-0-1 (Abstained: John Bauer)

May 1, 2013, Planning Commission Meeting

Vice-Chair Kaufman moved, seconded by Alternate Commissioner Coratola, to APPROVE the Minutes of the May 1, 2013, Planning Commission Meeting, as submitted.

Vote: 4-0-1 (Abstained: Matt Hopkins)

May 15, 2013, Planning Commission Meeting

Deferred

II. SIGN PERMITS

SIGN-2909-2013 -- Montgomery County Agricultural Fairgrounds MXD Zone
16 Chestnut Street
Monument Sign Revision
SIGN APPROVAL

Planning Director Pruss introduced Planner Greg Mann, who located the property and presented the colored elevation of the proposed sign and a photograph of the existing sign. He discussed the dimensions of the proposed lettering.

Montgomery County Agricultural Center Executive Director Martin Svrcek indicated that the date of the fair will not be included on this new sign. He noted the existing brick will remain unchanged, although the signage will be higher within the brick piers so that the landscaping does not block any part of it. He answered questions of the Commission relating to the readability of the lettering for motorists and logo size.

There was no testimony from the public.

Planner Mann voiced staff's recommendation for approval as it complies with the City Code approval criteria.

Chair Bauer stated he had no objections to the proposal, noting the majority of traffic at the subject location is pedestrian. Commissioner Hopkins supported the smaller lettering with larger logo to preclude clutter.

Alternate Commissioner Coratola moved, seconded by Vice-Chair Kaufman, to grant SIGN-2909-2013 - Montgomery County Agricultural Fairgrounds, SIGN APPROVAL, finding it in compliance with Zoning Ordinance § 24-170(m)(5).

Vote: 5-0

SIGN-3173-2013 -- Mini Dealership C-2 Zone
SIGN-3174-2013 621 North Frederick Avenue
SIGN-3177-2013
SIGN-3179-thru-
SIGN-3183-2013 SIGN APPROVAL

Planner Mann located the property and the proposed locations of the signs under consideration, and noted the application includes a waiver request for the height of one pylon sign (A-6, SIGN-2179-2013).

Applicant Ken Padgett, J&M Services, Inc., presented elevations of the proposed signage and discussed its specifications, noting the new pylon identification sign on Russell Avenue is 15' tall, requiring a waiver of the 10' allowed height. He stated the reason for the noncompliance is the height of the existing landscaping and the distance from the street.

There was no testimony from the public.

Co-applicant Richard Carter noted the subject location is not easily found by motorists or GPS devices, since signage is not allowed on the North Frederick Avenue frontage by the landlord.

Commissioners Hopkins and Winborne commented in favor of the package as well as granting the waiver request in light of the applicant's case for hardship. Vice-Chair Kaufman voiced some concern over a precedent, given there are other dealerships on the property. It was noted the others do not have the visibility and site limitations of the subject site. In response to the Commission, staff recommended one motion for approval, as opposed to a separate motion for the waiver request.

Alternate Commissioner Coratola moved, seconded by Vice-Chair Kaufman, to grant SIGN-3173-2013, SIGN-3174-2013, SIGN-3177-2013, SIGN-3179 thru SIGN-3183-2013, finding it in compliance with Zoning Ordinance § 24-212(b).

Vote: 5-0

III. FROM THE COMMISSIONChair Bauer

1. Read a statement announcing that members of the Planning Commission would be attending an Urban Land Institute (ULI) Washington Housing Initiative Council bus tour, titled, "Visualizing Density in the National Capital Region," on June 7, 2013.
2. Congratulated Greg Mann on his new position as planner.

IV. FROM STAFFCommunity Planning Director Schwarz

Listed upcoming regular Commission meetings on June 19 and July 10, and announced that a previously-scheduled joint work session with the City Council on July 8 has been postponed.

Planning Director Pruss

Reported that upon reviewing minor amendments to site plans for buildings in the R-90 Cluster, staff found most applications comply with Zoning Ordinance § 24-172A and can be approved by staff rather than scheduling them on the Commission's consent agenda. Commissioner Hopkins suggested including the staff process in the letter to applicants. The Commission agreed to staff's recommendation.

V. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:06 p.m.

Respectfully submitted,

M. Gonzalez
Recording Secretary